

PINOLE POINT BUSINESS PARK

Richmond, California



±515,000 SQUARE FEET AVAILABLE

Warehouse | Distribution | Manufacturing

Sale | Lease | Build-to-Suit | Land Sales



PINOLE POINT BUSINESS PARK | RICHMOND, CA

±515,000 Square Feet of Warehouse, Distribution & Manufacturing Space



±515,000 SQUARE FEET PROPOSED Warehouse, Distribution & Manufacturing Buildings

Functionally laid out on approximately 80 acres of prime real estate, Pinole Point Business Park is a master-planned development in Richmond, California. Centrally located at the intersection of Atlas Road and Giant Highway, the complex offers prime access to major interstate highways and close proximity to the Port of Oakland and the entire San Francisco Bay Area.

The Pinole Point Business Park Phase II master plan allows for over 515,000 square feet of warehouse/distribution and/or manufacturing space, comprised of three (3) individual buildings. Building 4, which totals 117,200 square feet, has been leased to Whole Foods Market.

Phase II provides an excellent opportunity for specialized professional companies to design the buildings they intend to occupy. The ownership team works closely with each user to ensure that the building is designed to satisfy the occupant's unique business requirements. The Business Park is home for some of the premier Bay Area companies including Bio-Rad Laboratories, Sears, and Whole Foods Market.



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- > **Building 1:** ±249,896 square foot warehouse/distribution/manufacturing facility
- > **Parking:** 255 stalls
- > **Dock-High Doors:** Fifty (50)
- > **Grade-Level Doors:** Two (2)
- > **Clear Height:** ±30'
- > **Power:** 3,000 amp, 480/277 volt, 3-phase electrical service
- > **Bay Spacing:** 50' x 52' typical
- > **Truck Court:** 65' concrete apron
- > **Skylights:** 2.5% of roof area
- > **Security:** Secured truck yard
- > **Fire Sprinkler System:** ESFR
- > **Green Compliance:** LEED registered design

This property is situated on an approximately 14.36 acre parcel. The land is entitled and ready for construction. The owner will lease, sell completed buildings or sell individual land parcels.

Sale Price: \$14 per square foot

Contact Us

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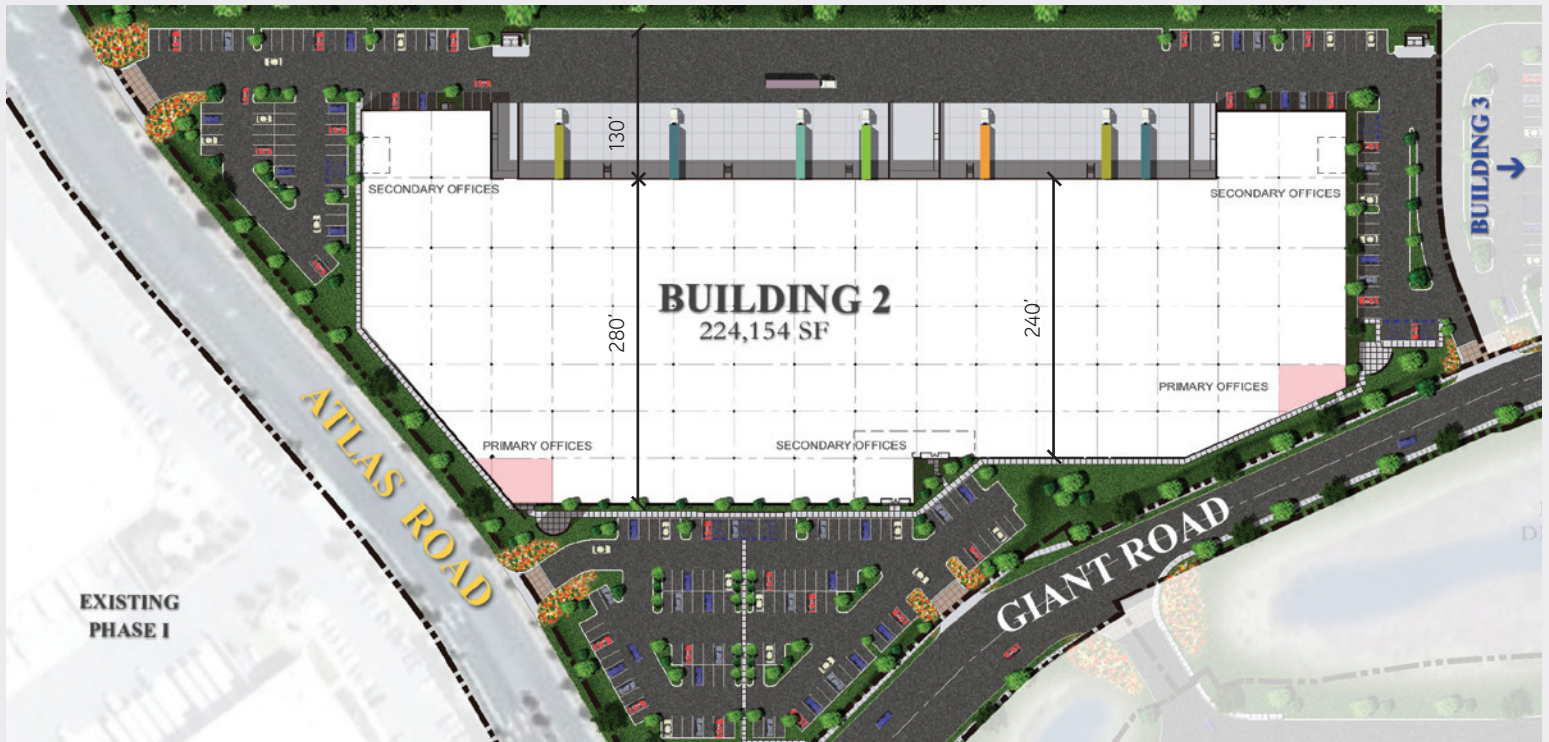
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- > **Building 2:** ±224,154 square foot warehouse/distribution/manufacturing facility
- > **Parking:** 239 stalls
- > **Dock-High Doors:** Thirty-seven (37)
- > **Grade-Level Doors:** Two (2)
- > **Clear Height:** ±30'
- > **Power:** 3,000 amp, 480/277 volt, 3-phase electrical service
- > **Bay Spacing:** 50' x 52' typical
- > **Truck Court:** 65' concrete apron
- > **Skylights:** 2.5% of roof area
- > **Security:** Secured truck yard
- > **Fire Sprinkler System:** ESFR
- > **Green Compliance:** LEED registered design

This property is situated on an approximately 12.99 acre parcel. The land is entitled and ready for construction. The owner will lease, sell completed buildings or sell individual land parcels.

Sale Price: \$14 per square foot

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- > **Building 3:** ±41,365 square foot warehouse/light industrial facility
- > **Parking:** 85 stalls
- > **Dock-High Doors:** Five (5)
- > **Grade-Level Doors:** One (1)
- > **Clear Height:** ±28'
- > **Power:** 1,200 amp, 480/277 volt, 3-phase electrical service
- > **Bay Spacing:** 50' x 52' typical
- > **Truck Court:** 60' concrete apron
- > **Skylights:** 2.5% of roof area
- > **Security:** Secured truck yard
- > **Fire Sprinkler System:** ESFR
- > **Green Compliance:** LEED registered design

This property is situated on an approximately 3.34 acre parcel. The land is entitled and ready for construction. The owner will lease, sell completed buildings or sell individual land parcels.

Sale Price: \$14 per square foot

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From the South

- > Take I-80 East
- > Exit at Richmond Parkway
- > Make a Left at Richmond Parkway
- > Make a Right at Atlas Road
- > Phase II is at the intersection of Atlas Road and Giant Road

From the North

- > Take I-80 West
- > Exit at Richmond Parkway
- > Make a Right at the fork
- > Make a Right at Atlas Road
- > Phase II is at the intersection of Atlas Road and Giant Road

Distance from PPBP

- > Port of Oakland | 14 Miles
- > San Francisco | 24 Miles
- > Oakland Airport | 28 Miles

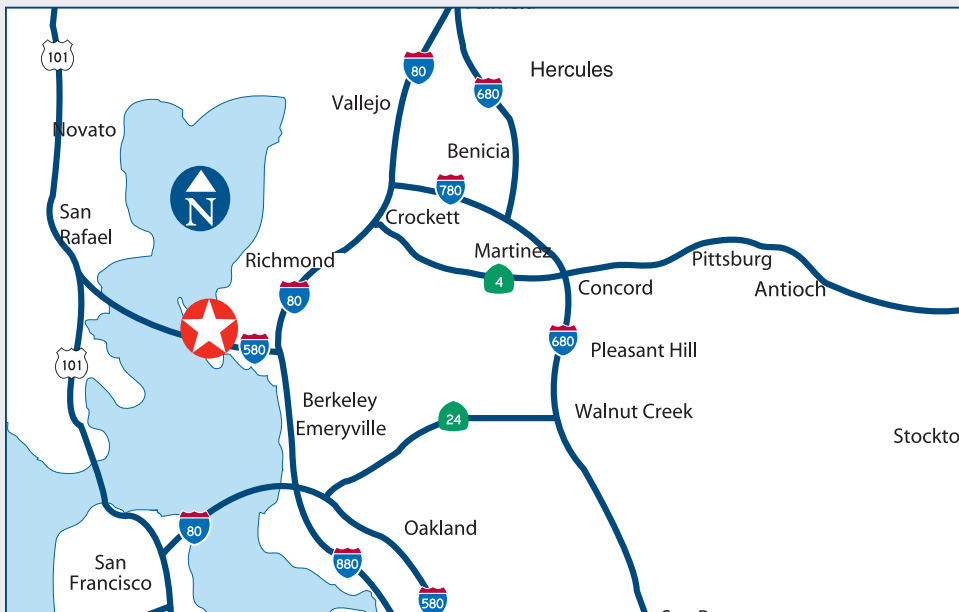
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Developer/Owner:

SARES | REGIS

PINOLE
POINT
BUSINESS PARK



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Directions



Developer/Owner:

SARES REGIS

Pinole Point Regional Shoreline Park

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